



**STATEMENT OF PROCEEDINGS
FOR THE REGULAR MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 374-A
LOS ANGELES, CALIFORNIA 90012**



Monday, September 23, 2013

10:00 AM

AUDIO LINK FOR THE ENTIRE MEETING. (13-4532)

Attachments: [AUDIO - PART 1](#)
 [AUDIO - PART 2](#)

Present: Chair Gloria Molina, Secretary William Fujioka and Director Steve Valenzuela

Excused: Vice Chair José Huizar

I. ADMINISTRATIVE MATTERS

1. Call to Order. (13-4408)

Chair Molina called to order the fifty-third meeting of the Los Angeles Grand Avenue Authority at 10:03 a.m., with a quorum of members present.

2. Approval of the September 18, 2013 special meeting minutes. (13-4409)

On motion of Secretary Fujioka, seconded by Director Valenzuela, unanimously carried (Vice Chair Huizar being absent), this item was approved.

Attachments: [SUPPORTING DOCUMENT](#)

3. Consider the proposed Parcel Q plans and either approve, or disapprove, or continue them for later review. The plans, if approved, will serve as project re-formulation documents for later environmental review and proposed project transactional documents necessary to permit development - Dawn McDivitt/Jenny Scanlin. (13-4411)

This item was tabled and discussed after Closed Session.

The Authority staff provided a written staff report on this item dated September 23, 2013 which included a description of the Authority and Developer May 2013 Letter Agreement granting Developer a new four month extension period until September 30, 2013, with milestone dates for deliverables from the Developer to the Authority. The staff report also provided that consistent with that Letter Agreement, Authority and County each have a right to approve or disapprove, each in its sole and absolute discretion, all proposed Parcel Q Plans.

Bea Hsu with Related introduced Phoebe Yee, Sr. Vice President of Design, Related, Dunkin Patterson and Jeff Walker with Gensler for a visual presentation by the Developer of the proposed Parcel Q plans which had also been provided previously in hard cover to the Authority. Ms. Hsu provided an overview on the urban design, circulation, and components of the proposed master plan on Parcel Q and on the early concept design of the residential towers (Phase 1 A).

Questions, comments and discussion ensued, and the presenters described the plans in response to questions concerning issues including the proposed pedestrian connectivity; creation and reinforcement of street activity; parking standards and related standards for any condo conversions; the overall consistency with the original project and plan requirements; and the architectural standards and design for the overall plan and for Phase IA. Ms. Hsu solicited and welcomed questions, comments and feedback.

Directors commented and expressed concerns including that specific original goals of the project and urban design guidelines for the architectural quality of this property, located across from the Walt Disney Concert Hall, were not satisfied by the concept plans and responses presented. Their remarks further included their concerns that the elements of architectural creativity to produce an architectural landmark, and the concepts that would contribute to the vitality of Grand Avenue did not appear in the presented plans. It was expressed that clear project goals for the quality and architecture for this key property had been established since the time of developer selection for this project.

Members of the public Rachel Torres, representing unionized hotel workers, and Carol Schatz representing the Central City Association addressed the JPA Board in favor of the project and the proposed plans. Jessica Wethington McLean also addressed the JPA Board on behalf of Vice Chair Huizar, in support of the proposed project and encouraged approval of the concept plans.

After further discussion, on motion of Secretary Fujioka, seconded by Director Valenzuela, unanimously carried (Vice Chair Huizar being absent), the Authority Board disapproved the proposed Parcel Q plans as submitted.

Attachments: [SUPPORTING DOCUMENT](#)

4. Update on the short term extension for a Revised Grand Avenue Project Phase I, Parcel Q and planned public agency reviews - Dawn McDivitt (13-4412)

By common consent, there being no objection, this item was received and filed.

II. CLOSED SESSION

5. **NOTICE OF CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

Property: Parcels Q, W-2, L and M-2 of the Bunker Hill Urban
Renewal Project Area and the Park Parcel

JPA Real Property
Negotiators: Alma Martinez, Michelle Cervera, Richard Volpert,
Dawn McDivitt, Paul Rutter, James Rabe, Thomas
Webber, Diane Hvolka, Jenny Scanlin

Negotiating Parties: Grand Avenue L.A., LLC

Under Negotiation: Price and Terms of Payment. (13-4413)

Chair Molina referenced the above Notice of Closed Session item after Agenda Item No. 2.

Helen Parker, Authority Counsel indicated that Michelle Cervera would not be in attendance and Gerry Hertzberg would be attending in her place.

The JPA Board recessed to Closed Session at 10:05 a.m.

The JPA Board reconvened the Grand Avenue Authority meeting at 10:56 a.m.

Authority Counsel, Helen Parker, advised that no reportable action was taken in Closed Session.

III. MISCELLANEOUS

6. Discussion of Future Agenda Items and Date of Next Meeting - Dawn McDivitt. (13-4414)

There were no future agenda items discussed. The next regular meeting is scheduled for October 28, 2013.

7. Public Comment. (13-4415)

No members of the public addressed the JPA Board.

8. Adjournment. (13-4416)

There being no further business to discuss, Chair Molina adjourned the meeting at 11:53 a.m.